

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Vijayawada Guntur Tenali Mangalagiri Urban Development Authority - Change of land use from Industrial use to Central Commercial Use in D.No.178/C1 of Ankireddypalem, Guntur Municipal Corporation to an extent of 4732.75 Sq. mtrs – Draft Variation Notification Issued – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

**G.O.MS.No. 220.**

Dated:15.11.2014

Read the following:-

1. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
2. From V.C., VGTMUDA, Lr.Rc.No.E1-200/2014, dt.18.07.2014.
3. From Commissioner of Industries, Lr.No.29/1/2014/12212, Dt:07.08.2014.
4. Govt Memo.No.11705/M2/2014, Dated: 29.09.2014.
5. From V.C., VGTMUDA, Lr.Rc.No.E1-200/2014, dt.01.11.2014.

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**ORDER:**

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 3<sup>rd</sup> read above, was published in the Extraordinary issue of Andhra Pradesh Gazette No.365, Part-I, dated.07.10.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 5<sup>th</sup> read above, the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority (VGTMUDA) has reported that, a paper notification has been published in two Daily News Papers viz., The New Indian Express (English) & Surya (Telugu) calling objections/ suggestions and no objections/ suggestions have been received within the stipulated period. The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority has enclosed the receipt of development charges of Rs.3,78,620/- (Three Lakhs Seventy Eight Thousand and Six Twenty Only) paid by the applicant. Hence, the draft variation issued in the reference 4<sup>th</sup> read above, is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

Dr.D.SAMBASIVA RAO

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban

Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.

The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.

The District Collector, Guntur.

Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 365, Part-I, dated.07.10.2014as required by sub-section (3) of the said section.

**VARIATION**

The site under reference measuring to an extent of 4732.75 Sq.Mtrs in D.No.178/C1 of Ankireddypalem, Guntur Municipal Corporation limits, Guntur District, the boundaries of which are given in the schedule below and which was earmarked for Industrial use in the Zonal Development Plan of Guntur approved by the Government vide G.O.Ms.No. 688 M.A., Dt.30.12.2006 is now designated for Central Commercial Use as the proposed site is abutting the existing 120'-0" to 30'-0" Wide road subject to widening of existing 30'-0" wide road on East to 40'-0" duly effecting the widening portion in the

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applicant site, shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.07/2014/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall handover the road affected portion on South to the local authority free of cost by way of registered gift deed before obtaining building permission from the competent authority.
7. The applicant shall pay compounding fee and get the building (constructed unauthorisedly) plans approved by the competent authority.
8. The authority to ensure the widening of the existing 30'-0" wide road on East to 40'-0" duly effecting the widening portion in the applicant site and imposing penalty as per APUAD Act, 1975 for starting the construction in the site without permission.
9. The change of land use approval does not give any approval for the construction already made in the site the applicant has to obtain building permission as per the prevailing rules from the competent authority.
10. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

#### **SCHEDULE OF BOUNDARIES**

**NORTH:** Existing Guntur-Chilakaluripet road falling in D.No. 178/B of Ankireddypalem, Guntur Municipal Corporation area, Guntur Mandal, Guntur District.

**SOUTH:** The applicant site falling in D.No. 178/A1(P) of Ankireddypalem, Guntur Municipal Corporation area, Guntur Mandal, Guntur District.

**EAST:** The existing road falling in D.No. 178/B (P) of Ankireddypalem, Guntur Municipal Corporation area, Guntur Mandal, Guntur District.

**WEST:** The site falling in 178/A (P), B(P) of Ankireddypalem, Guntur Municipal Corporation area, Guntur Mandal, Guntur District.

Dr. D.SAMBASIVA RAO  
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER